

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

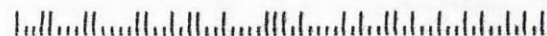
PRESORTED
FIRST CLASS



Z2001000166 BCC 1468
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

RAU15MS

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 01-166
APPLICANT NAME: PRECISION BODY & EQUIPMENT CORP.

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #8 WHICH DENIED IN PART THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM LIBERAL BUSINESS DISTRICT TO LIGHT INDUSTRIAL MANUFACTURING DISTRICT, SPECIAL EXCEPTIONS TO PERMIT SITE PLAN APPROVAL FOR AN INDUSTRIAL DEVELOPMENT AND SPACING FOR A REPAIR SHOP TO BE LESS THAN REQUIRED FROM A RESIDENTIAL DISTRICT, AND ACCOMPANYING NON-USE VARIANCES. THE APPLICANT IS ALSO APPEALING CONDITIONS #8, #9, AND #11 OF RESOLUTION # CZAB8-35-01.

LOCATION: 3755 N.W. 30 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.718 ACRES
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK C
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 04/15/2004
THURSDAY
TIME 9:30 AM

Z2001000166 BCC 1468
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

ADDRESS SERVICE
REQUESTED

PRESORTED
FIRST CLASS



SINGLE PIECE

U.S. POSTAGE

0.25

6

TIME 7:00 PM

Z2001000166 C08 1478
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ENGLP 33128-1923



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 01-166
APPLICANT NAME: PRECISSION BODY & EQUIPMENT CORP

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM LIBERAL BUSINESS DISTRICT TO LIGHT INDUSTRIAL MANUFACTURING DISTRICT, SPECIAL EXCEPTIONS TO PERMIT SITE PLAN APPROVAL FOR AN INDUSTRIAL DEVELOPMENT AND SPACING FOR A REPAIR SHOP TO BE LESS THAN REQUIRED FROM A RESIDENTIAL DISTRICT, AND ACCOMPANYING NON-USE VARIANCES.

LOCATION: 3755 N.W. 30 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.718 ACRES
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

HEARING WILL BE HELD AT THE
HENRY REEVES ELEMENTARY SCHOOL
CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD OF
DATE 12/04/2001
TUESDAY
TIME 7:00 PM

Z2001000166 C08 1478
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



26

Z2001000166 C08 1527
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

AUM5 33128



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HEARING NUMBER: 01-166
APPLICANT NAME: PRECISION BODY & EQUIPMENT CORP

THE APPLICANT IS REQUESTING A A ZONE CHANGE FROM LIBERAL BUSINESS DISTRICT TO LIGHT INDUSTRIAL MANUFACTURING DISTRICT AND A SPECIAL EXCEPTION TO PERMIT SITE PLAN APPROVAL FOR A TRUCK BODY/REPAIR SHOP AND ACCOMPANYING NON-USE VARIANCES.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 3755 N.W. 30 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.7 ACRES

HEARING WILL BE HELD AT THE
HENRY REEVES ELEMENTARY SCHOOL
CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2001000166 C08 1527
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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APPLICANT: PRECISION BODY & EQUIPMENT CORP.

The applicant is appealing portions of the decision of Community Zoning Appeals Board #8, which denied in part the following, and appealing Conditions #8, 9 and 11 of Resolution CZAB8-35-01:

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU-1 zone to be confined and completely enclosed within a masonry wall not less than 6' in height; to permit outdoor storage of truck-mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).
- (6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of Tract "A", NORANTONIO ACRES, Plat book 127, Page 57.

LOCATION: 3755 N.W. 30 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.718 Acres

BU-3 (Business – Liberal)
IU-1 (Industry – Light)

✓

APPLICANT: PRECISION BODY & EQUIPMENT CORP.

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU district to be confined and completely enclosed within a masonry wall not less than 6' in height; to waive same to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
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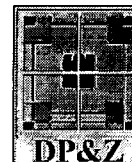
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SIZE OF PROPERTY: 3.718 Acres

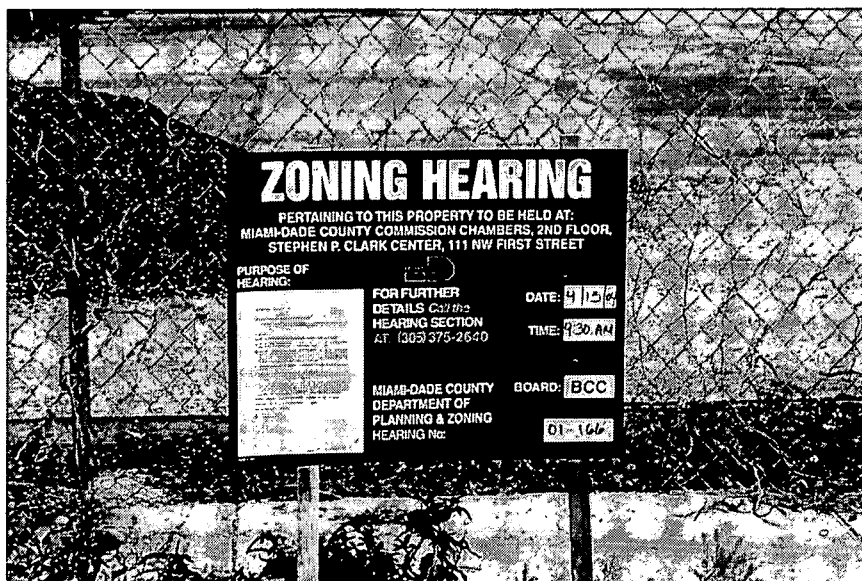
BU-3 (Business – Liberal)
IU-1 (Industry – Light)



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2001000166

BOARD: BCC

LOCATION OF SIGN: 3755 NW 30 AVE

Miami Dade County, Florida

Date of Posting: 25-MAR-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

DEPARTMENT OF PLANNING AND ZONING
PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



C-8

12-4-01

HEARING NUMBER 01-166

LOCATION OF SIGN: 3755 NW 30 AVENUE, Miami

MIAMI DADE COUNTY, FLORIDA.

DATE OF POSTING 11-14-01

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: Cleveland Thompson

PRINT NAME: CLEVELAND Thompson

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01-166 HEARING DATE 4/15/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: March 11, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 3-12-04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 3-12-04

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No.

01-166

HEARING DATE

12/4/01

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ ½ mile
☐ 1 mile

C-8

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

[Signature]

Date:

November 01/01

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Juan L Rodriguez

Date:

11-2-2001

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Andie D. Sharpen

Date:

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

RE: HEARING No.

01-166

C-8

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- ☐ 500'
☒ 1/2 mile
☐ 1 mile

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Signature:

[Signature]

Date:

May-31/01

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

[Signature]

Date:

6/7/01

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

[Signature]

Date:

6/7/01



Members of the Miami Springs Knicks basketball team are, from left, Ernie Steel, Mikey Diaz, Luciano Cuneo and Tony Machado, J.C. Hervis, Coach Tony Machado, Ernie Sosa and his

youth team wins national league title

Machado — in his first coaching stint — helped the Knicks sharpen their skills, improving not only on their offense and defense but also their self-esteem.

The Knicks surprised many by advancing to the championship to face the Bulls (10-0).

Machado said he decided to wear the Florida Marlins' world championship hat to the Knicks' last practice for good luck. He told his players that because the Marlins were able to upset the New York Yankees, they were capable of their own upset.

The championship game

was played at the Miami Springs Recreational Center on Westward Drive, with the bleachers full of friends, neighbors and family members.

By the fourth quarter, the Knicks led 11-9, but the Bulls soon tied it and the game went into overtime.

The Knicks' Mikey Diaz hit a basket to make the score 13-11, and the team's defense made the lead stand, shutting out the Bulls in overtime.

Miami Springs Mayor Billy Bain showed up to congratulate the teams and hand out trophies.

een a Caribbean cruise and river rafting?

Solutions in Sunday's Herald.



26, 27, 28, 04
9:30 AM TO 5:30 PM
FRIDAY SPECIAL
ADULTS \$10
CHILDREN/SENIORS \$5

Adults \$15 Children \$8 (6-12)
(5 & under) **FREE**

Living ChessGame, ChessMasters d'Italia
Italian Knight Armor Exhibit
Sbandieratori d'Asti, Flag Throwers, Asti, Italy
Crafters Singers • Minstrels • International Foods
Games • Jugglers • Street Performers

PRESENTED BY THE RENAISSANCE HISTORICAL SOCIETY INFO: 305.895.7317

ZONING HEARING
BOARD OF COUNTY COMMISSIONERS
THURSDAY, APRIL 15, 2004 8:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **PRECISION BODY & EQUIPMENT CORP. (01-166)**

Location: 3755 NW 30 Avenue, Miami-Dade County, Florida (3.718 Acre).

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied in part the following:

The applicant is requesting a zone change from liberal business district to light industrial manufacturing district, special exceptions to permit site plan approval for an industrial development and spacing for a repair shop to be less than required from a residential district, and accompanying non-use variances. The applicant is also appealing conditions #8, #9, and #11 of resolution #CZAB8-35-01, on this site.

Multiple members of individual community councils may be present.
All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.
Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

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Public Charities' event HIV/AIDS services

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located at 6001 NW Eighth Ave., at 7 a.m. March 27 and will return at 9 p.m. the same day.

The cost is \$65 for individual adults and \$117 for adult couples; \$60 for seniors and \$108 for senior couples; \$55 each for young adults ages 13-18; and \$50 each for children ages 6-12.

For more information or to reserve seats, call Carolyn Stanford-Adams at 305-691-4598.

EASTER LUNCHEON

"In Your Easter Bonnet" will be the theme of the annual Fiesta Luncheon hosted by the Dade County Federation of Women's Clubs at 11:30 a.m. March 27 at the Airport Marriott Hotel, 1201 NW Le Jeune Rd.

The program will include a fashion show of vintage and couture hats modeled by members in the audience and a slide presentation. There will also be a demonstration on how to decorate an Easter Bonnet.

General admission is \$30 per person and patron tickets are \$55 each. Proceeds will be used for scholarship loans to the University of Miami School of Medicine and for Miami Dade College art scholarships.

For tickets or more information, call 305-446-2909.

GOSPEL PROGRAM

St. James AME Church at 1845 NW 65th St. in Liberty City will host *The Gospel in You Revue* at 4 p.m. March 28.

The program will feature Lionel Jackson & Men With Vision, recording artists New Wave Gospel, choreographer/dancer "Sistah" Anita Vickers; comedian Sheldon Bland; recording artist Evelyn (Lady E) Turner; The Appointed Gospel Singers of South Florida and Southern Gospel recording artists Bill and Patti Lemke of Chosen.

The program will also feature spoken word artist Brian Pratt and MECCA, a motivational rapper who performs in English and Creole.

Radio personality Henry "Hank" Mance will be the master of ceremonies.

The free event is sponsored by BHG (By His Grace) Entertainment. For more information, call 305-623-3194.

ZILBERMAN CONCERT

Karina Zilberman will appear in concert at 8 p.m. March 27 at Temple Israel of Greater Miami, 137 NW 19th St. in downtown Miami.

Zilberman, who is the cantorial soloist at Temple Israel, has a repertoire that includes songs from around the world. She sings in several languages, including English, Spanish, Hebrew, Yiddish and Portuguese.

At the concert, she will perform songs from Argentinian tango to jazz to Jewish liturgical music. Her style is relaxed and intimate as she interprets diverse music rhythms with warmth and charm, according to a press release from the temple.

Born and raised in Buenos Aires; Argentina, Zilberman and her husband Daniel Saragisto and their two young sons recently immigrated to Miami.

The concert is sponsored by the Dr. Howard Novell Cultural Series of the temple. Tickets are \$20 each. For more information, call the temple at 305-573-5900.

FISK CHOIR

The Fisk University Choir will appear in concert at 7 p.m. Friday at St. Paul AME Church, 1892 NW 51st Ter. in Liberty City, where the Rev. Vincent F. Mitchell is the pastor.

The concert is sponsored by the Miami Fisk Club. Admission is free, but love offerings will be accepted.

Send all items at least a week in advance to Religion Notes, c/o Neighbors, 900 W. 49th St., Suite 500, Hialeah, FL 33012, fax them to 305-819-8284 or send an e-mail to bhines@herald.com. Pictures are accepted but cannot be returned.

ZONING HEARING



BOARD OF COUNTY COMMISSIONERS
THURSDAY, APRIL 15, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. BENIGNO MARQUEZ (03-364)

Location: Lying south of NE 154 Street & on the east side of NE 5 avenue, Miami-Dade County, Florida (0.75 Acre).

The applicant is requesting a special exception to re-subdivide and re-face an existing platted lot, on this site.

2. PRECISION BODY & EQUIPMENT CORP. (01-166)

Location: 3755 NW 30 Avenue, Miami-Dade County, Florida (3.718 Acre).

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied in part the following:

The applicant is requesting a zone change from liberal business district to light industrial manufacturing district, special exceptions to permit site plan approval for an industrial development and spacing for a repair shop to be less than required from a residential district, and accompanying non-use variances. The applicant is also appealing conditions #8, #9, and #11 of resolution #CZAB8-35-01, on this site.

Multiple members of individual community councils may be present.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

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If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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Zone 5

Week is your handy guide to this
Best Bets' in TV and cable listings.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Wednesday, the 14th day of April, 2004 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2140, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 04-4-CZ14-1 (03-290)

APPLICANT: UNIVERSAL AMERICAN REALTY CORP.

BU-2 to RU-3M

SUBJECT PROPERTY: Tracts "B", "C", "D" and "E" of LENNAR CENTER, Plat book 145, Page 24. LOCATION: The Southeast corner of S.W. 106 Avenue & Martin Road, Miami-Dade County, Florida.

HEARING NO. 04-4-CZ14-2 (03-293)

APPLICANT: ESTATE OF ELAINE L. EICHLEAY

AU to RU-1M(a)

SUBJECT PROPERTY: Lots 2 & 3, less that part on the Southwest corner for the Black Creek Canal right-of-way, in TROPICO MIAMI HOME DEVELOPMENT CO. SUBDIVISION, Plat book 2, Page 57, lying and being in the SW ¼ of Section 35, Township 55 South, Range 39 East. LESS AND EXCEPT: The west 35' of the SW ¼ of said Section 35; AND: All the portion of Lot 2, of TROPICO in the SW ¼ of said Section 35, which lies within the north 35' of the west 110' of the SW¼ of said Section 35, less the west 35' thereof; AND: All that portion of Lot 2, of TROPICO in the SW ¼ of said Section 35, which lies within the external area formed by a 25' radius arc concave to the Southeast, tangent to the east line of the west 35' of the SW ¼ of said Section 35, and tangent to the south line of the north 35' of the SW ¼ of said Section 35.

LOCATION: Lying on the Southwest corner of S.W. 134 Avenue and S.W. 176 Street, Miami-Dade County, Florida.

HEARING NO. 04-4-CZ14-3 (03-383)

APPLICANTS: JOHN & PAMELA FREDRICK

(1) Applicant is requesting to permit a horse barn to setback 14.45' from the interior side (east) property line (20' required).

(2) Applicant is requesting to permit a site with 3 gross acres (5 gross acres required). Upon a demonstration that the applicable standards have been satisfied, approval these request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance). Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Nova Surveyors, Inc., dated revised 12/8/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ¼ of the west 340.09' of the NW ¼ of the SW ¼ of the NE ¼, less the north 25' and reserving the west 35' for road purposes in Section 1, Township 57 South, Range 38 East.

LOCATION: 28525 S.W. 182 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 23 day of March 2004.
3/23

04-3-01/443423M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 15th day of April, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

ZONING HEARING

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 04-3-CC-3 (03-384)

APPLICANT: BENIGNO MARQUEZ

SPECIAL EXCEPTION to resubdivide and reface an existing platted lot.

A plan is on file and may be examined in the Zoning Department entitled "Waiver of Plat Boundary Survey," as prepared by Ludovici & Orange, consisting of 1 sheet, dated 1/21/02.

SUBJECT PROPERTY: **PARENT TRACT:** Lot 96 of BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof. **TRACT "A":** The north 85.65' of Lot 96, BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof. **TRACT "B":** Lot 96 of BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the north 85.65', and less the south 110.81' and less the west 25' thereof. **TRACT "C":** The south 110.81' of Lot 96, BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof.

LOCATION: Lying south of N.E. 154 Street & the east side of N.E. 5 Avenue, Miami-Dade County, Florida.

HEARING NO. 01-12-CZB-2 (01-166)

APPLICANT: PRECISION BODY & EQUIPMENT CORP.

The applicant is appealing portions of the decision of Community Zoning Appeals Board #8, which denied in part the following, and appealing Conditions #8, 9 and 11 of Resolution CZAB8-35-01:

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU-1 zone to be confined and completely enclosed within a masonry wall not less than 6' in height; to permit outdoor storage of truck-mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).
- (6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Netzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of Tract "A", NORANTONIO ACRES, Plat book 127, Page 57.

LOCATION: 3755 N.W. 30 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-1 (03-162)

APPLICANT: F.V. CONSTRUCTION CORP.

The applicant is appealing the decision of the Community Zoning Appeals Board #15 which denied the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The NE ¼ of the NE ¼ of the NW ¼ in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 280 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

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Publication of this Notice on the 23 day of March 2004.
3/23

04-3-02/443424M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 12 will hold a Public Hearing on the following items on **Wednesday, the 14th day of April, 2004 at 8:30 p.m., in the GLADES MIDDLE SCHOOL - Auditorium, 9451 SW 64 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

BCC
4-15-04



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
TUESDAY, DECEMBER 4, 2001 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL - Auditorium
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. PEDRO PEREZ (00-432)

Location: 3045 NW 62 Street, Miami-Dade County, Florida (0.344 Acre)

The applicant is requesting a non-use variance to permit an existing commercial building to setback less than required from rear property lines, and an accompanying non-use variance on this site.

2. PRECISION BODY & EQUIPMENT CORP. (01-166)

Location: 3755 NW 30 Avenue, Miami-Dade County, Florida (3.718 Acres)

The applicant is requesting a zone change from liberal business district to light industrial manufacturing district, special exceptions to permit site plan approval for an industrial development and spacing for a repair shop to be less than required from a residential district, and accompanying non-use variances on this site.

3. GABRIEL NITTI (01-240)

Location: 2200 NW 97 Street, Miami-Dade County, Florida (0.70 Acre)

The applicant is requesting an unusual use to permit a day care center, and accompanying non-use variances on this site.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board. Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on **Tuesday, the 4th day of December, 2001 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL - Auditorium, 2005 NW 111 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

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HEARING NO. 01-12-CZ8-1 (00-432)

APPLICANT: PEDRO PEREZ

NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing commercial building setback 6.52' (20' required) from the rear (north) property line.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Pedro Perez," as prepared by Sonny Abia, dated 12/20/98 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 16, 17 & 18, less the west 13' of Lot 18, Block 3, LEE HEIGHTS, Plat book 42, Page 55.

LOCATION: 3045-63 N.W. 62 Street, Miami-Dade County, Florida.

HEARING NO. 01-12-CZ8-2 (01-166)

APPLICANT: PRECISION BODY & EQUIPMENT CORP.

(1) BU-3 to IU-1

(2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.

(3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.

(4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU district to be confined and completely enclosed within a masonry wall not less than 6' in height; to waive same to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).

(5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).

(6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of Tract "A", NORANTONIO ACRES, Plat book 127, Page 57.

LOCATION: 3755 N.W. 30 Avenue, Miami-Dade County, Florida.

HEARING NO. 01-12-CZ8-3 (01-240)

APPLICANT: GABRIEL NITTI

(1) UNUSUAL USE to permit a day care center.

(2) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit the day care center setback 30' (50' required) from the interior side (west) property line and spaced less than 75' from a residential building to the west.

(3) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking spaces and drives within 25' of a right-of-way, to waive same, to permit parking spaces within 25' of N.W. 96 Street and auto stacking spaces and drives within 25' of N.W. 97 Street.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Day Care --2200 N.W. 97 Street," as prepared by Charles C. Mitchell, P.E., dated 10/6/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 2 & 3, less the west 150' and less the east 15', Block 3, EAST GULFAIR, Plat book 42, Page 47.

LOCATION: 2200 N.W. 97 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 13 day of November 2001.

11/13

01-3-05/213459M